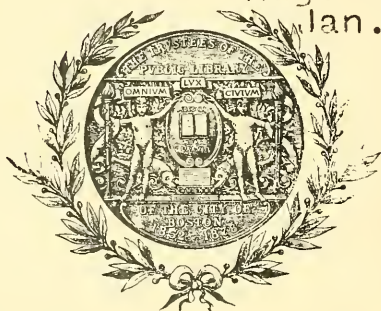
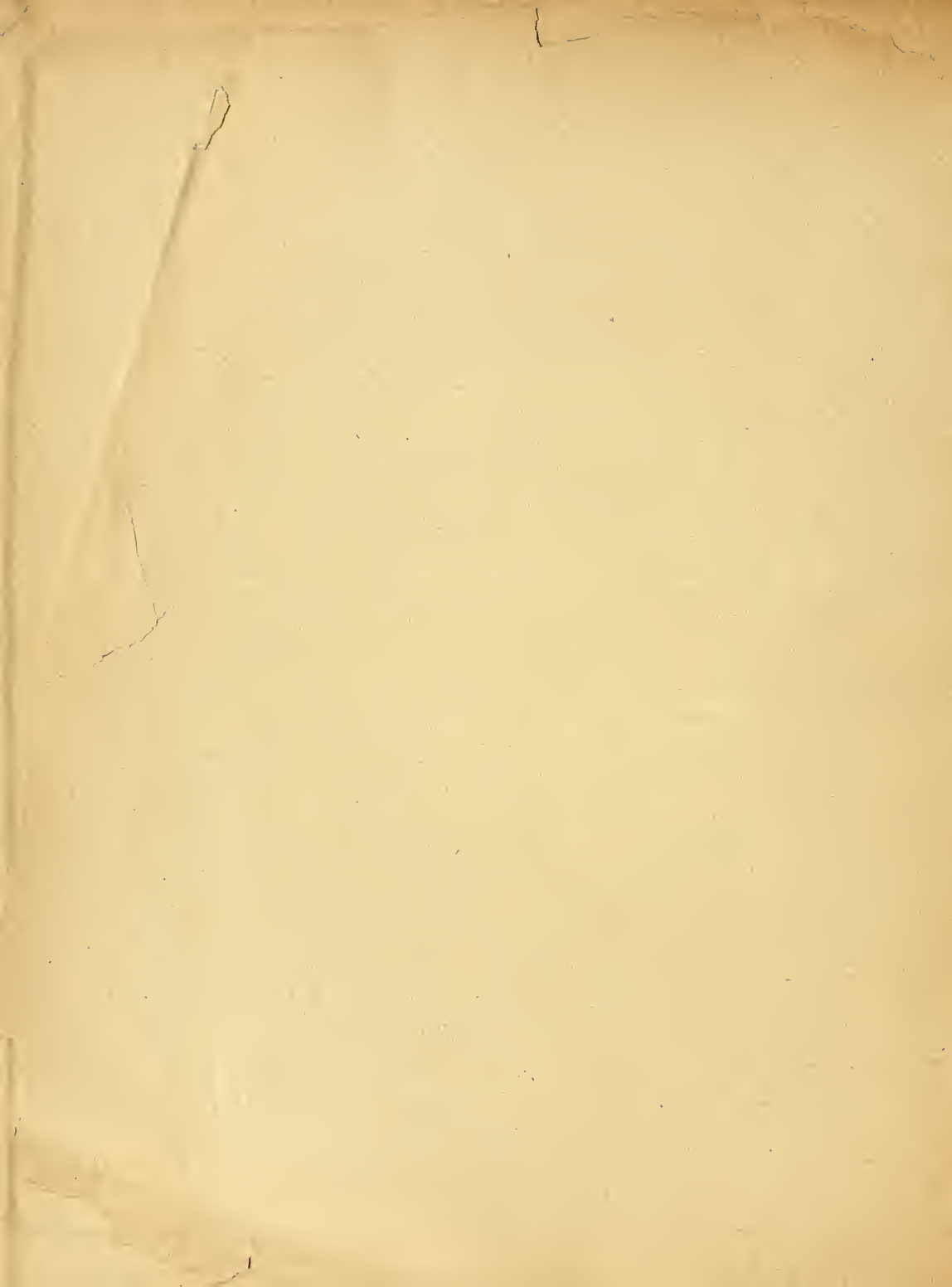


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EXTRA CENSUS BULLETIN.

No. 92.

WASHINGTON, D. C.

October 8, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN COLORADO.

DEPARTMENT OF THE INTERIOR,
CENSUS OFFICE,

WASHINGTON, D. C., September 26, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Colorado for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 19.61 per cent of the farm families hire and 80.39 per cent own the farms cultivated by them; that 25.48 per cent of the farm owning families own subject to incumbrance and 74.52 per cent own free of incumbrance. Among 100 farm families, 20 hire their farms, 20 own with incumbrance, and 60 without incumbrance. On the owned farms there are liens amounting to \$5,573,154, which is 32.39 per cent of their value, and this debt bears interest at the average rate of 9.23 per cent, making the average annual interest charge \$131 to each family. Each owned and incumbered farm, on the average, is worth \$4,379, and is subject to a debt of \$1,418.

The corresponding facts for homes are that 59.70 per cent of the home families hire and 40.30 per cent own their homes; that of the home owning families 77.30 per cent own free of incumbrance and 22.70 per cent with incumbrance. In 100 home families, on the average, 60 hire their homes, 9 own with incumbrance, and 31 without incumbrance. The debt on owned homes aggregates \$9,424,117, or 34.77 per cent of their value, and bears interest at the average rate of 8.64 per cent, so that the annual amount of interest to each home averages \$137. An average debt of \$1,583 incumbers each home, which has the average value of \$4,552.

There are 3 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 62.71 per cent of the home families hire and 37.29 per cent own their homes, and of the home owning families 25.99 per cent own with incumbrance and 74.01 per cent own free of incumbrance. In 100 home families, on the average, are found 63 that hire their homes, 10 that own with incumbrance, and 27 that own without incumbrance. The liens on the owned homes are 34.91 per cent of the value of those subject to lien. Several averages show that the rate of interest is 8.86 per cent; value of each owned and incumbered home, \$4,225; lien on the same, \$1,475, and yearly interest charge on each home, \$131.

Denver is the only city in the state having a population of more than 100,000. In this city 70.89 per cent of the home families hire and 29.11 per cent own their homes; 35.98 per cent of the home owning families have incumbrance on their homes and 64.02 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 71 hire, 10 own with incumbrance, and 19 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$2,304; value, \$6,544; interest charge for one year, \$181; rate of interest, 7.87 per cent. Homes are incumbered for 35.20 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 57.42 per cent of the farm families to incur 60.49 per cent of the farm debt and 78.66 per cent of the home families to incur 76.74 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,
Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.
C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES : 1890.

CIVIL DIVISIONS.	Aggre- gate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUM- BERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUM- BERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incum- bered.		Owning.	Hiring.	Free.	Incum- bered.	Free.	Incum- bered.
The State	84,276	41,619	31,765	9,884	42,627	49.42	50.58	76.27	23.73	37.69	11.73
For farms	19,178	15,417	11,488	3,929	3,761	80.39	19.61	74.52	25.48	59.90	20.49
For homes	65,098	26,232	20,277	5,955	38,866	40.30	59.70	77.80	22.70	31.15	9.15
Denver (for homes).....	19,621	5,712	3,657	2,055	13,909	29.11	70.89	64.02	35.98	18.64	10.47
Three cities (for homes).....	8,029	2,994	2,216	778	5,035	37.29	62.71	74.01	25.99	27.60	9.69
Colorado Springs	2,161	950	522	428	1,211	43.96	56.04	54.95	45.05	24.15	19.81
Leadville	2,158	968	870	98	1,190	44.86	55.14	89.88	10.12	40.32	4.54
Pueblo.....	3,710	1,076	824	252	2,634	29.00	71.00	76.58	23.42	22.21	6.79
Rest of state (for homes)	37,448	17,526	14,404	3,122	19,922	46.80	53.20	82.19	17.81	38.45	8.34

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON : 1890.

CIVIL DIVISIONS.	Number of families owning with in- cumbance.	Value.	Incum- brance.	Percentage of incum- brance of value.
The State.....	9,884	\$14,312,072	\$14,997,271	33.84
For farms.....	3,929	17,205,433	5,573,154	32.39
For homes	5,955	27,106,659	9,424,117	34.77
Denver (for homes).....	2,055	13,448,623	4,734,297	35.20
Three cities (for homes).....	778	3,287,328	1,147,750	34.91
Colorado Springs	428	1,614,714	574,717	35.59
Leadville	98	276,697	103,366	37.36
Pueblo.....	252	1,395,917	469,667	33.65
Rest of state (for homes)	3,122	10,370,688	3,542,070	34.15

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$4,483	\$1,517	\$1,328,662	\$134	8.86
For farms	4,379	1,418	514,344	131	9.23
For homes	4,552	1,583	814,318	137	8.64
Denver (for homes)	6,544	2,304	372,671	181	7.87
Three cities (for homes)	4,225	1,475	101,680	131	8.86
Colorado Springs.....	3,773	1,343	48,932	114	8.51
Leadville.....	2,823	1,055	12,508	128	12.10
Pueblo.....	5,539	1,864	40,240	160	8.57
Rest of state (for homes).....	3,322	1,135	339,967	109	9.60

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN DENVER.	
	For farms.		For homes.					
	For number of families.	For amount.	For number of families.	For amount.	For number of families.	For amount.	For number of families.	For amount.
Under 6 per cent	0.74	1.16	0.96	0.53	2.31	0.84	0.29	0.14
6 per cent.....	3.77	4.49	4.23	7.36	2.44	6.19	7.11	10.80
7 per cent.....	6.29	8.07	6.11	8.10	3.47	5.56	7.88	10.21
8 per cent.....	10.69	13.67	36.04	40.83	36.63	45.21	58.30	51.06
6 to 8 per cent, inclusive.....	21.84	28.82	48.70	63.53	43.19	57.72	77.62	83.07
Over 6 per cent.....	95.49	94.35	94.81	92.11	95.25	92.97	92.60	89.06
Over 8 per cent.....	77.42	70.02	50.34	35.94	54.50	41.44	22.09	16.79
Over 10 per cent.....	21.04	11.96	14.19	7.33	12.73	7.01	1.46	0.84
Over 12 per cent.....	4.40	2.42	6.53	2.83	7.07	3.17	0.15	0.08

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